

Newark Housing Authority

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HOUSING AUTHORITY OF THE CITY OF NEWARK

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QUARTERLY BULLETIN

July, 1950

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LEGEND

- | | |
|-----------|--------------------------|
| N.J. 2-1 | Seth Boyden Court |
| N.J. 2-2 | Pennington Court |
| N.J. 2-3 | James E. Saxter Terrace |
| N.J. 2-4 | Stephen Crane Village |
| N.J. 2-5 | John W. Hyatt Court |
| N.J. 2-6 | Felix Fuld Court |
| N.J. 2-7 | F.D. Roosevelt Homes |
| N.J. 2-8 | Joe P. Bradley Court |
| N.J. 2-9 | Proposed (approved 1950) |
| N.J. 2-10 | Proposed (approved 1950) |
| N.J. 2-11 | Proposed (approved 1950) |
| N.J. 2-12 | Proposed (approved 1950) |

- ☐ Existing Projects
☒ Proposed Projects



PUBLIC HOUSING PROJECTS
 OPERATED BY
 THE HOUSING AUTHORITY
 OF
 THE CITY OF NEWARK

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INTRODUCTION

This is the first issue of the Quarterly Bulletin of the Housing Authority of the City of Newark. It is planned to publish such a Bulletin four times each year. In each issue the important activities of the Housing Authority and its various Divisions will be reviewed. In addition, these reports will contain all pertinent housing information of a Federal, State, and Local nature.

The present report reviews major Authority activities of the first quarter of 1950 and contains data not only for this quarter but in some cases for the previous year and other years.

The data compiled in this report yield basic information for the understanding of the Authority's work and problems. The data relate to project population, number of families, rent income characteristics of project residents; utility cost trends, and applications received.

A number of charts have been included in this report. They present in graphic form the data in some of the Tables.

FACTS ABOUT PUBLIC HOUSING PROJECT IN NEWARK

There are eight public housing projects in Newark. These are:

1. Seth Boyden Court, on the site of old Dreamland Park, on Frelinghuysen Avenue, in the extreme southern end of the city. This project adjoins Weequahic Park and houses 530 families. This project was named after Seth Boyden, Newark Inventor.
2. Stephen Crane Village is situated on North Sixth Street in the extreme northern end of the city. This project adjoins Branch Brook Park and houses 354 families. It was named after Stephen Crane, Newark author and poet.
3. John W. Hyatt Court, in the extreme eastern end of the city, in the heart of the Ironbound district, is situated on Hawkins Street. This project houses 402 families and was named after John Wesley Hyatt, Newarker, who gave the world celluloid and roller bearings.
4. Felix Fuld Court "on the Hill" on Livingston Street, Waverly Avenue, Rose Street and Jelliff Avenue, houses 300 families. This project was named after Felix Fuld, merchant prince and philanthropist.
5. James M. Baxter Terrace on Orange, Boyden and Nesbitt Streets and Sussax Avenue, formerly one of the worst slum areas in the city, houses 613 families. It was named after James M. Baxter, first colored principal and for forty-five years a teacher in the Newark Public School system. This project is almost in the center of the city, in the shadow of our downtown skyscrapers.
6. Pennington Court, at South and Pacific Streets, on the way to the airport, is the oldest project. It was named after William S. Pennington, General in the Continental Army, Supreme Court Justice and Governor of New Jersey. This project houses 236 families.
7. Joseph P. Bradley Court on North Munn Avenue, in the rear of the Meadowbrook Bowl, in the lower Vailsburg section, houses 301 families. It was originally built for war workers who came in to the city. It was named after Joseph P. Bradley, associate Justice, United States Supreme Court 1870 to 1892.
8. Franklin D. Roosevelt Homes is located in the Ironbound section, on Riverview Court. It houses 275 families. It is named in honor of the late President Roosevelt.

TABLE I

BASIC CHARACTERISTICS OF HOUSING AUTHORITY OF THE CITY OF NEWARK PROJECTS

PROJECTS	RACE		OCCUPANCY		NO. OF DWELLING UNITS	NO. OF ACRES	NO. OF D.U.'S PER ACRE	NO. OF ROOMS		NO. OF BEDROOMS	
	White	Negro	Initial	Complete				Total No. of Rooms	Average Per unit	Total No. of Bedrooms	Average Per Unit
Boyd	530										
NJ2-1 1/	100%	-	10-40	6-41	530	15.85	33.4	2,247	4.2	980	1.9
Pennington	165	60									
NJ2-2 1/	75%	25%	2-40	5-40	236	4.57	51.6	990½	4.2	414	1.8
Baxter	199	413									
NJ2-5 1/	33%	67%	5-51	10-41	612	12.57	48.8	2,595	4.2	1,155	1.9
Crane	353										
NJ2-6 1/	100%	-	10-40	4-41	353	14.62	24.2	1,494	4.2	643	1.8
Ryatt	402										
NJ2-7 1/	100%	-	3-42	6-42	402	10.17	39.5	1,746	4.3	813	2.0
Fuld	150	150									
NJ2-8 1/	50%	50%	12-41	5-42	300	6.74	44.5	1,313	4.4	600	2.0
Roosevelt	215	60									
NJ2-9 2/	78%	22%	11-45	6-46	275	11.46	24.0	1,234	4.5	516	1.9
Bradley	301										
NJ28072 3/	100%	-	1-41	2-42	301	9.6	31.4	1,152½	4.0	632	2.1
TOTAL:	2326	623									
	77%	23%	-	-	3,009	76.94	39.4	12,772	4.3	5,753	1.9
1/	P.L.	413 - 6									
2/	P.L.	671 - 1									
3/	LANHAM ACT	- 1									
	TOTAL	- 8									

TABLE II
POPULATION OF THE DEVELOPMENTS OF THE HOUSING AUTHORITY OF
THE CITY OF NEWARK, NEW JERSEY BY AGE, RACE AND SEX,
APRIL, 1950

	WHITE			NEGRO			WHITE AND NEGRO		
AGE	MALE	FEMALE	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE	TOTAL
1	197	205	402	63	84	147	260	289	549
2	152	137	289	51	52	103	203	189	392
3	179	153	332	51	48	99	230	201	431
4	143	113	256	37	37	74	180	150	330
5	126	131	257	29	49	78	155	180	335
6	151	137	288	48	45	93	199	182	381
7	169	121	290	48	39	87	217	160	377
8	136	94	230	44	51	95	180	145	325
9	123	133	236	41	52	93	164	165	329
10	127	112	239	54	42	96	181	154	335
11	119	110	229	43	41	84	162	151	313
12	98	79	177	35	39	74	133	118	251
13	87	116	203	34	31	65	124	147	268
14	92	80	172	38	44	82	130	124	254
15	82	73	155	29	29	58	111	102	213
16	78	85	163	29	27	56	107	112	219
17	73	57	130	21	28	49	94	85	179
18	59	83	142	22	33	55	81	116	197
19	56	51	107	21	24	45	77	75	152
20	42	47	89	16	16	32	58	63	121
21-29	491	626	1117	140	225	365	631	851	1482
30-39	820	969	1789	221	287	508	1041	1256	2297
40-49	437	434	871	129	116	245	566	550	1116
50-59	158	137	295	40	47	87	198	194	392
60-64	43	67	110	13	15	28	56	82	138
65-&	70	125	195	17	39	56	87	164	251
over									
TOTAL:	4,308	4,455	8,763	1,314	1,550	2,864	5,622	6,005	11,627
PERCENTAGE:	37.1	38.3	75.4	11.3	13.3	24.6	48.4	51.6	100.0%

TABLE III
FAMILY SIZE IN PROJECTS - APRIL, 1950

<u>PROJECTS</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>TOTAL</u>
Seth Boyden NJ 2-1	21	104	156	132	59	32	20	4	2	-	-	-	530
Pennington Court NJ 2-2	4	26	69	74	29	17	10	5	1	1		-	236
James M. Baxter NJ 2-5	16	96	171	149	76	58	22	15	6	2	-	1	612
Stephen Crane Village NJ 2-6	4	48	96	95	64	32	10	2	2	-	-	-	353
John W. Hyatt Court NJ 2-7	-	34	109	119	62	38	22	13	2	2	1	-	402
Felix Fuld Court NJ 2-8	8	40	77	79	55	21	16	1	3	-	-	-	300
F.D. Roosevelt Homes NJ 2-9	-	5	83	79	51	30	22	4	1	-	-	-	275
Bradley Court NJ 2-8072	-	24	76	106	61	18	11	3	2	-	-	-	301
TOTAL:	53	377	837	813	457	246	133	47	19	5	1	1	3,009
PERCENTAGE:	1.76	12.5	27.8	27.6	15.1	8.1	4.4	1.5	.63	.16	.03	.03	100%

TABLE IV

FAMILY SIZE IN PROJECTS - (WHITE) APRIL, 1950

PROJECT	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Seth Boyden Court NJ 2-1	21	104	156	132	59	32	20	4	2	-	-	-	530
Pennington Court NJ 2-2	4	21	52	59	23	11	3	1	1	1	-	-	176
James Baxter NJ 2-2	10	28	65	55	24	12	4	1	-	-	-	-	199
Stephen Crane NJ 2-6	4	48	96	95	64	32	10	2	2	-	-	-	353
Hyatt Court NJ 2-7	-	34	109	119	62	38	22	13	2	2	1	-	402
Felix Fuld NJ 2-8	8	21	33	43	27	9	9	-	-	-	-	-	150
F.D. Roosevelt NJ 2-9	-	3	76	69	37	13	15	2	-	-	-	-	215
Bradley Court NJ 2-8072	-	24	76	106	61	18	11	3	2	-	-	-	301
TOTAL:	47	283	663	678	357	164	94	26	9	3	1	-	2,326
PERCENTAGE:	1.6	9.4	22.0	22.5	11.9	5.5	3.1	0.9	0.3	0.1	0.3	-	77.3%

TABLE V

FAMILY SIZE IN PROJECTS - (NEGRO) APRIL, 1950

PROJECT	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Seth Boyden NJ 2-1			ALL WHITE										
Pennington Court NJ 2-2	-	5	17	15	6	6	7	4	-	-	-	-	60
James M. Bacter NJ 2-5	6	68	106	94	52	46	18	14	6	2	-	1	413
Stephen Crane Village NJ 2-6			ALL WHITE										
John W. Ryatt Court NJ 2-7			ALL WHITE										
Felix Fuld Court NJ 2-8	-	19	44	36	28	12	7	1	3	-	-	-	150
F.D. Roosevelt Homes NJ 2-9	-	2	7	10	14	27	7	2	1	-	-	-	60
Bradley Court NJ 2-6072			ALL WHITE										
TOTAL:	6	94	174	155	100	81	39	21	10	2	-	1	683
PERCENTAGE:	0.2	3.1	5.8	5.2	3.3	2.7	1.3	0.7	0.3	0.1	-	0.3	22.7%

CHART I

POPULATION OF NEWARK HOUSING AUTHORITY

PROJECTS BY RACE - APRIL, 1950

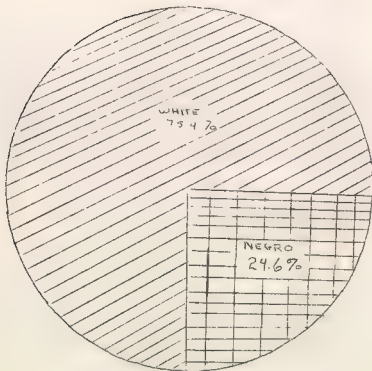


TABLE VI
FAMILIES BY SIZE - APRIL, 1950

<u>FAMILY SIZE</u>	<u>NUMBER OF FAMILIES</u>			<u>PERCENTAGE DISTRIBUTION</u>		
	<u>White</u>	<u>Negro</u>	<u>Both</u>	<u>White</u>	<u>Negro</u>	<u>Both</u>
1 Person	47	6	53	1.6	0.2	1.8
2 Persons	283	94	377	9.4	3.1	12.5
3 Persons	663	174	837	22.0	5.8	27.8
4 Persons	678	155	833	22.5	5.2	27.6
5 Persons	357	100	457	11.9	3.3	15.1
6 Persons	165	81	246	5.5	2.7	8.1
7 Persons	94	39	133	3.1	1.3	4.4
8 Persons	26	21	47	0.9	0.7	1.5
9 Persons	9	10	19	0.3	0.3	0.6
10 Persons	3	2	5	0.1	0.1	0.2
11 Persons	1	-	1	0.03	-	0.03
12 Persons	-	1	1	-	0.03	0.03
TOTAL:	2,326	683	3,009	77.3	22.7	100.0

TABLE VII
FAMILIES CLASSIFIED ACCORDING TO NUMBER OF WORKERS

<u>FAMILY BY NUMBER OF WORKERS</u>	<u>NUMBER OF FAMILIES</u>			<u>PERCENTAGE DISTRIBUTION</u>		
	<u>White</u>	<u>Negro</u>	<u>Both</u>	<u>White</u>	<u>Negro</u>	<u>Both</u>
0 Workers	314	113	427	10.4	3.8	14.1
1 Worker	1558	450	2008	51.8	15.0	66.7
2 Workers	386	109	495	12.8	3.6	16.5
3 Workers	57	11	68	2.0	0.4	2.3
4 Workers	11	-	-	0.4	-	0.4
TOTAL:	2,326	683	3,009	77.4	22.8	100.0

TABLE VIII

NUMBER OF WORKERS IN FAMILIES BY PROJECT

APRIL, 1950

<u>PROJECT</u>	<u>WHITE</u>					<u>NEGRO</u>					<u>TOTAL FAMILIES</u>
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	
Seth Boyden	97	330	86	15	2	-	-	-	-	-	530
Pennington	19	126	29	1	1	10	37	12	1	-	236
Jas. M. Baxter	34	138	25	2	-	54	288	61	10	-	612
Stephen Crane	58	232	51	11	1	-	-	-	-	-	353
John W. Hyatt	20	288	74	15	5	-	-	-	-	-	402
Felix Fuld	33	91	25	1	-	30	86	34	-	-	300
F. D. R.	46	156	12	1	-	19	39	2	-	-	275
Bradley	7	197	64	11	2	-	-	-	-	-	301
 TOTAL:	<hr/> 314 1558 386 57 11					<hr/> 113 450 109 11 -					<hr/> 3009 <hr/>

TABLE IX
SERVICE STATUS OF TENANT FAMILIES

APRIL, 1950

<u>PROJECT</u>	<u>TOTAL FAMILIES</u>	<u>NO. AND PERCENTAGE OF FAMILIES WITH VETERANS</u>		<u>NO. AND PERCENTAGE OF FAMILIES WITH SERVICEMEN</u>		<u>PERCENTAGE OF FAMILIES WITH VETERANS & SERVICEMEN</u>
		<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>	
Boyden	530	158	29.8	5	0.9	30.7
Pennington	236	95	40.3	3	1.3	41.6
Baxter	612	204	33.3	3	0.5	33.8
Crane	353	130	36.8	1	0.3	37.1
Hyatt	402	134	33.3	1	0.3	33.6
Fuld	300	77	25.7	7	2.3	28.0
F. D. R.	275	192	69.8	5	1.8	71.6
Bradley	301	118	39.2	2	0.7	39.9
<hr/>						
TOTAL:	3,009	1,108	36.8	27	1.0	37.8
<hr/>						

TABLE X
NUMBER OF DISABLED VETERANS IN PROJECTS

Boyden	22
Pennington	15
Baxter	29
Crane	22
Hyatt	25
Fuld	11
F.D.R.	29
Bradley	19
<hr/>	
TOTAL	172
<hr/>	

TABLE XI
AVERAGE MONTHLY RENT BY PROJECTS BY YEARS
(1940 - 1950)

<u>YEAR</u>	<u>BOYDEN</u>	<u>PENNINGTON</u>	<u>BAKTER</u>	<u>CRANE</u>	<u>HYATT</u>	<u>FULD</u>	<u>F.D.R.</u>	<u>BRADLEY</u>
1940	\$ -	\$21.10	\$-	\$-	\$-	\$-	\$-	\$-
1941	24.36	23.02	20.05	23.96	37.00	-	-	-
1942	24.76	25.48	20.05	26.49	40.00	21.81	-	36.69
1943	30.98	32.85	31.15	32.71	41.00	34.36	-	41.73
1944	34.60	34.86	33.95	35.37	38.00	36.52	-	41.97
1945	34.83	33.19	32.58	32.90	40.00	34.63	-	40.00
1946	37.01	35.64	35.40	35.73	36.00	36.04	-	41.00
1947	37.05	36.03	35.43	36.00	40.00	36.00	31.00	43.00
1948	37.92	37.39	36.81	37.29	41.27	35.80	31.00	43.00
1949	37.00	38.00	36.70	39.00	41.00	37.35	37.56	42.57
1950	39.00	38.21	37.07	39.91	44.03	35.36	35.37	46.48 *

* anticipated.

Table XII

PERCENTAGE DISTRIBUTION OF GROSS RENTS BY PROJECTS ---- APR. II, 1950

RENTS	BOYDEN	FENNIMOTON	BAKTER	CRANE	HEATT	FULD	P.D.R.	BRADLEY	TOTAL FAMILIES EACH RENT	PERCENT EACH RENT	CUMULATIVE PERCENT
\$19.	37	15	38	34	17	32	13	9	195	6.5	6.5
21.	10	-	7	3	3	9	5	1	38	1.3	7.8
23.	10	7	21	14	8	10	10	2	82	2.7	10.5
25.	26	14	52	13	8	16	13	1	143	4.8	15.3
27.	28	17	48	20	11	24	24	5	177	5.9	21.2
29.	22	8	25	4	9	12	9	5	92	3.1	24.3
31.	31	9	44	11	13	13	35	8	164	5.5	29.8
33.	21	12	24	13	10	18	20	9	127	4.2	34.0
35.	21	12	31	18	11	16	9	11	129	4.3	38.3
37.	23	14	26	24	17	16	21	9	150	5.0	43.3
39.	23	9	33	15	18	13	19	15	145	4.8	48.1
41.	21	12	27	19	23	9	11	16	138	4.6	52.7
43.	25	18	22	12	29	11	11	18	146	4.9	57.6
45.	27	10	20	13	20	24	13	14	131	4.4	62.0
47.	20	8	31	12	14	10	10	16	121	4.0	66.0
49.	31	14	29	22	21	9	10	15	151	5.0	71.0
51.	9	7	17	10	15	9	9	14	90	2.9	73.9
53.	13	4	8	15	24	7	5	17	94	3.1	77.0
55.	16	15	17	25	37	17	12	15	220	7.3	84.3
57.	11	4	14	9	11	8	1	4	62	2.1	86.4
59.	48	17	32	34	50	18	9	38	246	8.2	94.6
61.	1	-	3	2	6	4	-	6	22	0.7	95.3
63.	1	1	3	3	4	-	1	2	22	0.7	96.0
65.	19	7	6	6	15	3	4	11	71	2.4	98.2
67.	-	-	-	1	2	-	-	1	4	0.1	99.3
69.	5	1	4	3	6	-	1	5	25	0.8	100.0
TOTAL:	530	236	612	353	402	300	275	301	3,009	100.0%	

NOTE: Median Rental \$40.91.

TABLE XIII

MEDIAN ANNUAL NET INCOME

APRIL, 1950

Seth Boyden-----	\$2,500.
Pennington-----	\$2,540.
Baxter-----	\$2,311.
Crane-----	\$2,630.
Hyatt-----	\$2,942.
Fuld-----	\$2,249.
F.L.R.-----	\$2,276.
Bradley-----	\$3,035.
<u>OVERALL MEDIAN-----</u>	<u>\$2,558.</u>

TABLE XIV
DISTRIBUTION OF ANNUAL FAMILY INCOMES BY PROJECTS

APRIL, 1950

PROJECT	NUMBER OF FAMILIES	UNDER \$1000.	\$1000. to \$1499.	\$1500. to \$1999.	\$2000. to \$2499.	\$2500. to \$2999.	\$3000. or over	AVERAGE INCOME
Seth Boyden NJ 2-1	530	35	66	70	94	88	177	\$2,705.
Pennington NJ 2-1	236	10	27	36	41	49	73	2,695.
James M. Baxter NJ 2-5	612	33	89	111	117	105	157	2,415.
Stephen Crane NJ 2-6	353	20	48	32	60	63	130	2,783.
John W. Hyatt NJ 2-7	402	9	26	35	54	87	191	3,181.
Felix Fuld NJ 2-8	300	23	55	43	58	42	79	2,415.
F.D.R. NJ 2-9	275	8	48	45	66	55	53	2,338.
Jos. P. Bradley * NJ -28072	301	3	10	22	47	57	162	3,369.
TOTAL:	3,009	141	369	394	537	546	1,022	\$2,738.
AS a % of Total Families	100%	4.7%	12.3%	13.1%	17.9%	18.2%	33.9%	
Cumulative Percent	--	4.7%	17.0%	30.1%	48.0%	66.2%	100.0%	

NOTE: Median Income - all families \$2,558.

* Lanham act Project -War Housing.

TABLE XV
AVERAGE ANTICIPATED ANNUAL INCOMES OF
PROJECT FAMILIES
 (1940 - 1950)

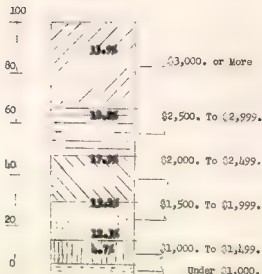
<u>YEAR</u>	<u>BOYDEN</u>	<u>PERRINGTON</u>	<u>BAXTER</u>	<u>CRANE</u>	<u>HYATT</u>	<u>FULD</u>	<u>F.D.R.</u>	<u>BRADLEY</u>
1940	\$-	\$1089	\$-	\$-	\$-	\$	\$-	\$-
1941	1157	1257	1215	1078	-	-	-	-
1942	1518	1694	1450	1360	1888	1697	-	2065
1943	2030	2230	1984	1761	3091	2253	-	3168
1944	2245	2288	2285	2092	2697	2536	-	2870
1945	2082	2072	2026	2046	2571	2058	-	2710
1946	2135	2059	1938	1985	2447	2138	-	2600
1947	2288	2293	2136	2381	2913	2374	2006	3221
1948	2192	2544	2083	2523	3078	2350	2270	3309
1949	2704	2757	2452	2776	3117	2518	2358	3465
1950	2704	2695	2366	2783	3180	2415	2338	3369

CHART II

PERCENTAGE INCOME DISTRIBUTION

OF PROJECT TENANTS

APRIL, 1950



NOTE: Based upon present limits for continued occupancy, the ineligible families as of April 30th, 1950 comprised 29.9% of the total families in the seven low-rent projects. All ineligible tenants are now under notice to move.

The ineligible families range from 15.3% in F.B.R. to 43.7% in Hyatt Court. It is expected that Hyatt would have the highest number of ineligible since this project was used as a war project with low-income not a requirement for occupancy. Most of the families remained after the war when Hyatt was returned to the low-rent program.

Ineligible Negro families represent 22.3% of the total Negro families in the projects, as compared to 25.7% for white families. Veteran families comprise 37.8% of the total ineligible families.

Present income limits for continued occupancy are:
 \$2100. for 2 persons (\$6.15 per week)
 \$2880. for 3 or 4 persons (\$55.38 per week)
 \$3360. for 5 or more persons (\$64.62 per week)

TABLE XVI

FAMILIES IN PROJECTS RECEIVING VARIOUS

FORMS OF PUBLIC ASSISTANCE

APRIL, 1950

<u>PROJECT</u>	<u>TOTAL NUMBER OF FAMILIES IN PROJECTS</u>	<u>NUMBER RECEIVING PUBLIC RELIEF *</u>	<u>% OF FAMILIES RECEIVING PUBLIC RELIEF</u>	<u>NUMBER RECEIVING GENERAL ASSISTANCE **</u>	<u>TOTAL FAMILIES RECEIVING PUBLIC ASSISTANCE</u>	<u>% OF FAMILIES RECEIVING PUBLIC ASSISTANCE</u>
Boydén	530	33	6.2%	28	61	11.5%
Pennington	236	13	5.5%	8	21	8.9%
Baxter	612	57	9.3%	43	100	16.3%
Crane	353	11	3.1%	21	32	9.1%
Hyatt	402	9	0.2%	7	16	4.0%
Fuld	300	24	8.0%	16	40	13.3%
F.D.R.	275	32	11.6%	23	55	20.0%
Bradley	301	6	0.2%	4	10	3.3%
TOTAL:	3009	185	6.1%	150	335	11.1%

*

Includes those families receiving more than one type of assistance.

**

Includes those families receiving (a) Old age assistance (b) aid to Dependent Children (c) aid to Blind.

TABLE XVII
AVERAGE MONTHLY COST AND CONSUMPTION OF WATER, PER OCCUPIED UNIT,
IN NEWARK HOUSING AUTHORITY PROJECTS, BY QUARTERS, 1948

PROJECT	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		Total	
	Ave.	Ave.	Ave.	Ave.	Ave.	Ave.	Ave.	Ave.	Ave.	Ave.
	Mo.	Mo.	Mo.	Mo.	Mo.	Mo.	Mo.	Mo.	Mo.	Mo.
	Cons.	Cost	Cons.	Cost	Cons.	Cost	Cons.	Cost	Cons.	Cost
	Cu.Ft.		Cu.Ft.		Cu.Ft.		Cu.Ft.		Cu.Ft.	
Boyden	1224	\$.97	1186	\$.98	1051	\$.87	1353	\$ 1.22	1204	\$1.01
Pennington	1823	1.24	1354	1.19	1307	1.12	1443	1.40	1482	1.24
Baxter	1610	1.24	1632	1.34	1280	1.04	1972	1.69	1624	1.31
Crane	1342	1.09	1133	.99	1099	.94	1228	1.16	1201	1.05
Hyatt	1099	.89	1049	.90	910	.77	1110	1.07	1042	.91
Fuld	1742	1.40	1536	1.33	1342	1.14	1618	1.52	1560	1.35
F.D.R.	528	.46	822	.77	678	.62	1106	1.11	784	.74
*Bradley	1210	1.01	1040	.92	1086	.93	1073	1.07	1102	.98
TOTAL	1322	\$1.04	1219	\$1.05	1094	\$.93	1363	\$1.28	1250	\$1.08

*Bradley is a war housing project.

TABLE XVII
AVERAGE MONTHLY COST AND CONSUMPTION OF WATER, PER OCCUPIED UNIT,
IN NEWARK HOUSING AUTHORITY PROJECTS, BY QUARTERS, 1949

PROJECT	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		Total	
	Avg. Mo. Cons. Cu.Ft.	Avg. Mo. Cost	Avg. Mo. Cons. Cu.Ft.	Avg. Mo. Cost	Avg. Mo. Cons. Cu.Ft.	Avg. Mo. Cost	Avg. Mo. Cons. Cu.Ft.	Avg. Mo. Cost	Avg. Mo. Cons. Cu.Ft.	Avg. Mo. Cost
Boyden	940	\$.74	823	\$.66	1073	\$.84	825	\$.66	945	\$.75
Pennington	1116	.75	1132	.92	1393	1.12	1098	.90	1214	.93
Baxter	1004	.79	881	.69	1066	.83	1136	.89	983	.77
Crane	977	.78	902	.72	1136	.90	1116	.92	1005	.80
Hyatt	897	.76	828	.67	890	.72	901	.73	872	.72
Fuld	1043	.84	1001	.81	1003	.81	902	.74	1016	.82
F.D.R.	674	.56	652	.55	948	.77	**	**	758***	.63
*Bradley	911	.66	941	.77	953	.78	1133	.91	935	.73
TOTAL	944	\$.74	895	\$.72	1058	\$.85	1016	\$.82	966	\$.77

* Bradley is a war housing project.

** Faulty Meter in December, 1949 - No Bill submitted.

*** Total for 1949 based upon First Three Quarters only.

TABLE XVIII
AVERAGE MONTHLY COST AND CONSUMPTION OF GAS PER OCCUPIED DWELLING
UNIT, IN NEWARK HOUSING AUTHORITY PROJECTS, BY QUARTERS - 1948

PROJECT	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		Total	
	Ave. Mo. Cons. Cu.Ft.	Ave. Mo. Cost	Ave. Mo. Cons. Cu.Ft.	Ave. Mo. Cost	Ave. Mo. Cons. Cu.Ft.	Ave. Mo. Cost	Ave. Mo. Cons. Cu.Ft.	Ave. Mo. Cost	Ave. Mo. Cons. Cu.Ft.	Ave. Mo. Cost
Boydton	2082	\$1.74	1292	\$1.21	954	\$.95	1366	\$1.28	1424	\$1.30
Pennington	2414	2.20	1516	1.57	1088	1.17	1579	1.60	1649	1.64
Baxter	2948	2.48	2257	2.02	1305	1.22	2339	2.04	2212	1.94
Crane	1829	1.63	1538	1.53	742	1.07	1529	1.49	1411	1.43
Hyatt	1790	1.57	1233	1.23	743	.96	1208	1.20	1244	1.24
Fuld	3440	2.90	2200	2.12	1098	1.23	1898	1.87	2159	2.03
F.D.R.	1012	1.00	1366	1.40	862	.97	1443	1.46	1171	1.21
Bradley*	1568	1.47	1233	1.24	979	1.04	1288	1.30	1267	1.26
TOTAL	2135	\$1.87	1579	\$1.54	972	\$1.08	1581	\$1.53	1567	\$1.51

* Bradley is a war housing project.

TABLE XVIII
AVERAGE MONTHLY COST AND CONSUMPTION OF GAS PER OCCUPIED DWELLING
UNIT, IN NEWARK HOUSING AUTHORITY PROJECTS, BY QUARTERS - 1949

PROJECT	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		Total	
	Ave. Mo. Cons. Cu.Ft.	Ave. Mo. Cost.	Ave. Mo. Cons. Cu.Ft.	Ave. Mo. Cost	Ave. Mo. Cons. Cu.Ft.	Ave. Mo. Cost	Ave. Mo. Cons. Cu.Ft.	Ave. Mo. Cost	Ave. Mo. Cons. Cu.Ft.	Ave. Mo. Cost
Boyden	1379	\$1.58	1180	1.00	967	\$.75	1342	\$.97	1217	\$1.08
Pennington	1677	1.81	1397	1.38	1140	.97	1500	1.21	1429	1.34
Baxter	2672	2.23	2034	1.60	1272	.92	1038	1.50	1754	1.56
Crane	1589	1.39	1338	1.21	1019	.83	1345	1.05	1323	1.12
Hyatt	1294	1.23	1033	.94	716	.60	1228	.95	1068	.93
Fidd	2241	2.04	1627	1.45	1123	.92	1776	1.36	1692	1.44
F.D.R.	1232	1.21	1504	1.41	1064	.89	1155	1.16	1314	1.17
Bradley*	1702	1.63	1104	1.03	810	.69	1178	.95	1199	1.08
TOTAL	1724	\$1.64	1402	1.25	1011	\$.82	1359	\$1.15	1375	\$1.22

* Bradley is a war housing project.

TABLE XIX

AVERAGE MONTHLY COST AND CONSUMPTION OF ELECTRICITY, PER OCCUPIED UNIT,
IN NEWARK HOUSING AUTHORITY PROJECTS, BY QUARTERS, 1948

PROJECT	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		Total	
	Avg.	Avg.	Avg.	Avg.	Avg.	Avg.	Avg.	Avg.	Avg.	Avg.
	Mo.	Mo.	Mo.	Mo.	Mo.	Mo.	Mo.	Mo.	Mo.	Mo.
	Cons.	Cost	Cons.	Cost.	Cons.	Cost	Cons.	Cost	Cons.	Cost.
	K.W.H.		K.W.H.		K.W.H.		K.W.H.		K.W.H.	
Boydton	177	\$2.88	123	\$2.23	92	\$1.70	143	\$2.55	134	\$2.04
Pennington	152	2.81	120	2.45	102	2.15	138	2.72	128	2.53
Baxter	138	2.40	112	1.97	89	1.61	130	2.25	117	2.06
Crane	135	2.45	103	2.09	80	1.68	116	2.31	109	2.13
Hyatt	171	2.88	132	2.44	102	1.97	146	2.67	138	2.49
Fuld	165	2.92	126	2.46	99	2.01	140	2.67	133	2.52
F.D.R.	143	2.42	120	2.21	105	1.98	141	2.53	127	2.29
Bradley*	170	3.00	133	2.61	100	2.12	138	2.84	135	2.64
TOTAL:	156	\$2.72	121	\$2.18	96	\$1.90	137	\$2.57	127	\$2.34

*Bradley is a war housing project.

TABLE XIX

AVERAGE MONTHLY COST AND CONSUMPTION OF ELECTRICITY, PER OCCUPIED UNIT,

IN NEWARK HOUSING AUTHORITY PROJECTS, BY QUARTERS, 1949.

PROJECT	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		TOTAL	Avg. Mo. Cost.
	Avg. Mo.	Avg. Cost	Avg. Mo.	Avg. Cost	Avg. Mo.	Avg. Cost	Avg. Mo.	Avg. Cost	Avg. Mo.	
	Cons.	Cost	Cons.	Cost	Cons.	Cost	Cons.	Cost	Cons.	
	F.W.H.		K.W.H.		F.W.H.		K.W.H.		K.W.H.	
Boyden	164	\$2.78	124	\$2.18	101	\$1.69	138	\$2.42	132	\$2.27
Pennington	150	2.87	124	2.43	111	2.17	146	2.64	133	2.53
Baxter	153	2.55	112	1.93	95	1.53	135	2.13	124	2.04
Crane	139	2.57	106	2.07	87	1.59	129	2.27	115	2.13
Hyatt	167	2.93	130	2.33	104	1.77	151	2.49	138	2.38
Fuld	153	2.84	119	2.52	101	1.85	135	2.42	127	2.41
F.D.R.	156	2.74	133	2.34	115	1.96	151	2.43	139	2.37
Bradley*	166	3.06	128	2.46	110	1.93	157	2.73	140	2.55
TOTAL:	156	\$2.79	122	\$2.28	103	\$1.81	143	\$2.44	131	\$2.34

* Bradley is a war housing project.

CHART IV
AVERAGE QUARTERLY COST OF
WATER FURNISHED TO TENANTS.

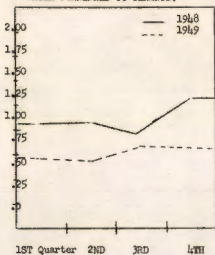


CHART IV
AVERAGE QUARTERLY COST OF
GAS FURNISHED TO TENANTS.

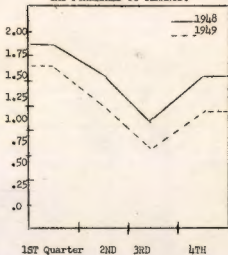


CHART V
AVERAGE QUARTERLY COST OF
ELECTRICITY FURNISHED TO TENANTS.

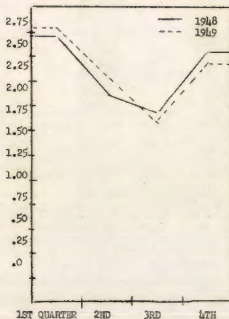
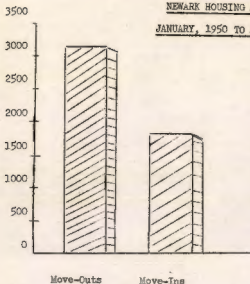


CHART VI

FAMILIES MOVING IN AND FAMILIES MOVING OUT OF PROJECTS

NEWARK HOUSING AUTHORITY

JANUARY, 1950 TO APRIL, 1950



NOTE: TURNOVER IN PROJECTS

The average annual income of the 62 families moving out of the low-rent projects in the period from January 1, 1950 to March 31, 1950 was \$3,226. The average annual income for those families moving in to replace them was \$1,850, making an average difference of \$1,376.